

Franklin Crescent, Bennetthorpe Doncaster

william h brown

welcome to

Franklin Crescent,Bennetthorpe Doncaster

GUIDE PRICE £210,000-£220,000. This beautifully presented three bedroom semi-detached home is ready for its next owners to move straight into boasting a generous rear garden and off road parking. Perfect for first time buyers and growing families!

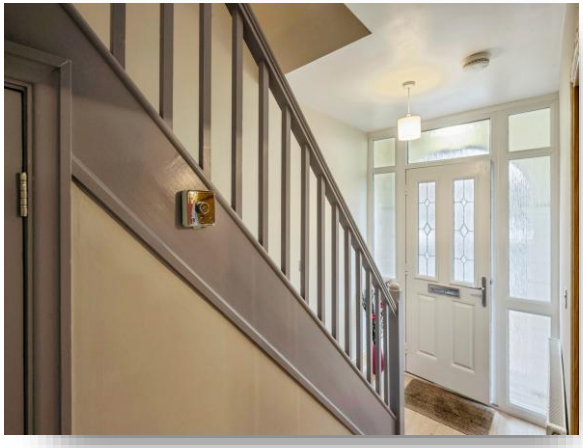












Entrance Porch
With a front facing door with obscure double glazed side panels giving access to the entrance hall.

Entrance Hall
With a central heating radiator, understairs storage and stairs to the first floor.

Lounge
With a front facing double glazed bay window, a central heating radiator and built-in storage to the alcoves.

Dining Kitchen
Fitted with a range of solid oak base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has an electric hob with cooker hood above, an electric oven, integrated dishwasher, integrated wine cooler and space for a fridge-freezer. There is a central heating radiator, splashback tiling, a side facing double glazed window, patio doors to the conservatory and access to the rear hall and WC.

Conservatory
With rear facing double glazed windows, a central heating radiator and door to the rear garden.

Hall / Utility
With a central heating radiator, a wall mounted boiler, plumbing for a washing machine, a counter top wash hand basin with mixer tap and side facing external door.

Ground Floor W.C.
Fitted with a low flush WC and a rear facing obscure double glazed window.

First Floor Landing
With a side facing double glazed window.

Bedroom One
With a rear facing double glazed window and a central heating radiator.

Bedroom Two
With a front facing double glazed bay window, a central heating radiator and a built-in dressing table and storage.

Bedroom Three
With a front facing double glazed window and a central heating radiator.

Bathroom
Fitted with a low flush WC, a counter top wash hand basin with mixer tap and a corner bath with shower over and screen. There is partial tiling to the walls, a heated towel rail, extractor fan and a rear facing obscure double glazed window.

Outside
To the front of the property there is a block paved drive providing off road parking with mature tree and side access gate. To the rear of the property there is a generous enclosed mainly laid to lawn garden with patio area, a summer house perfect for hosting and entertaining, a shed and a large outbuilding.

Summer House
With front and side facing windows, electric sockets, light, an electric heater and French doors.

Agent's Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- POPULAR SOUGHT AFTER LOCATION
- FRONT ASPECT LOUNGE AND REAR ASPECT GARDEN ROOM
- SOLID OAK FITTED KITCHEN
- GROUND FLOOR WC & UTILITY
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D
Council Tax Band: A

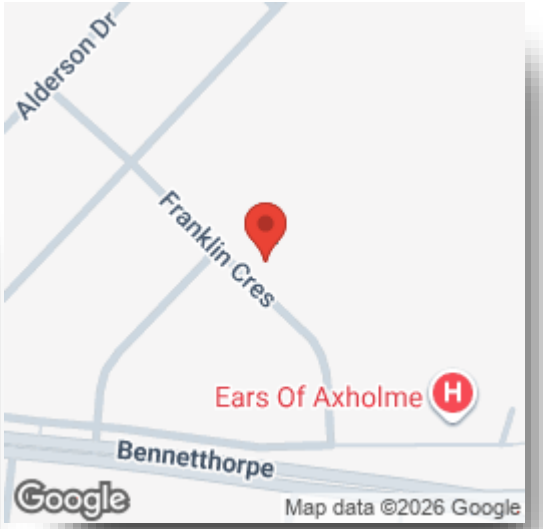
guide price

£210,000-£220,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DCR127212

The Property Ombudsman

Property Ref:
DCR127212 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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